

**PUBLIC NOTICE**

**CITY OF PROVIDENCE**

**ZONING BOARD OF REVIEW**

**444 WESTMINSTER STREET (2ND FLOOR)**

**PROVIDENCE, RHODE ISLAND 02903-3206**

**Notice is hereby given that the Zoning Board of Review will be in session in the First Floor Conference Room at the Mayor Joseph A. Doorley Municipal Building located at 444 Westminster Street, Providence, Rhode Island on, Tuesday, October 22, 2013 at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard for or against the granting of the following applications pursuant to Section 902 of the Zoning Ordinance:**

**On August 20, 2013, the Board continued the following matter for further details:**

**MANUEL DELGADO: 935-947 Broad Street & 6-8 Adelaide Avenue, also known as Lots 389 & 434 on the Tax Assessor's Plat 53, Lot 389 being located in a General Commercial C-2 Zone and within the Commercial Corridor Overlay District, and Lot 434 being located within a Residential R-2 Two-Family Zone; the existing building on Lot 389 contains three (3) stores and one restaurant, the applicant seeks a Special Use Permit pursuant to Section 303-Use Code 57.1 to change the existing take-out restaurant to an eat-in restaurant over 2,500 square feet of gross floor area with 36 seats; and a Special Use**

**Permit for relief from the parking requirements at Sections 507.6(B) and 703.2 pursuant to Sections 707 and 707.1. Further, the applicant seeks a Use Variance to construct a 524 square foot addition containing a cooler/freezer unit at the south side of the restaurant that would project into Lot 434, the residential property. The lots in question together contain approximately 11,375 square feet of land area.**

## **NEW MATTERS**

**JOCELYN WALDRON, OWNER AND NORRIS WALDRON, APPLICANT:**

**550 & 568 Broad Street, also known as Lots 35 & 836 on the Tax Assessor's Plat 45, located in a Limited Commercial C-1 Zone and within the Commercial Corridor Overlay District (CCOD); filed an application seeking a Use Variance for relief from Section 507.2(A) to change the use of the existing building located on Lot 35 (550 Broad St.) from an office to eight (8) apartment units. Structures located within the CCOD are required to provide commercial space at ground floors, this proposal would provide for three (3) of the eight (8) dwelling units on the first floor. Further relief is being sought from Section 305, minimum lot area per dwelling unit, a Dimensional Variance; whereby, Lot 35 consists of 8,384 square feet of land area; C-1 regulations require 9,600 square feet of land area to support the proposed eight (8) dwelling units. Lot 836 (568 Broad St.) contains approximately 20,791 square feet of land area and the existing uses**

would not change; this Lot would provide access to the existing parking area on Lot 35 and additional parking.

**SCGL REALTY, LLC:** 355 Thurbers Avenue, also known as Lot 719 on the Tax Assessor's Plat 53, located in a General Commercial C-2 Zone and within the Commercial Corridor Overlay District (CCOD); filed an application seeking a Special Use Permit for relief from Section 507.4(A) in the proposed demolition of a portion of the existing building, 31,490 square feet, previously used for manufacturing. The applicant seeks relief from regulations governing restrictions for demolition of a building within the CCOD and future development.

**PROVIDENCE COLLEGE:** One Cunningham Square, corner River Avenue and Wardlaw Avenue at Cumberland Street, also known as Lots 24, 309, 477 & 479 on the Tax Assessor's Plat 81, located in a Residential R-2 Two-Family Zone and within an Institutional Education I-2 Overlay District; filed an application seeking a Dimensional Variance for relief from Sections 305 and 305.1(2)(c) in the proposed installation of six (6) light poles ninety (90) feet in height that would be located upon the newly reconstructed recreational/sports field. The applicant seeks relief from regulations governing maximum height; whereby, the I-2 district restricts structures to seventy-five (75) in height. The lots in question together

contain approximately 1,940,000 square feet of land area.

7:00 P.M.

**SARKISIAN, LLC, DBA SIMON'S 677: 681 Valley Street & 75 Rathbone Street, also known as Lots 90 & 95 on the Tax Assessor's Plat 27, located in an Industrial M-1 Zone; filed an application seeking a Dimensional Variance to provide outdoor seating for the existing nightclub until 2:00 A.M. The applicant seeks relief from Sections 401 and 401.1 that require such uses be conducted wholly within a building when located within 150 feet of a residential zone, and that outdoor seating located within 200 feet of a residential zone cease operation by 11:00 P.M. The lots together contain approximately 13,911 square feet of land area.**

On August 20, the Board continued the following matter for further details:

**PROVIDENCE FIREFIGHTER'S REALTY CORP. 90-110 Printery Street, also known as Lots 239 & 586 on the Tax Assessor's Plat 2, located in a Heavy Commercial C-4 Zone; filed an application seeking a Use Variance for relief from Section 303-Use Code 68 and a Dimensional Variance for relief from Sections 305, 420.2, 603.2, 603.3 and 607.4, to construct a new "V" shaped billboard (at the northwest corner of Lot 239) measuring 137 feet in height and consisting of two sign panels, each panel face measuring 48' x 14' attached to a**

**monopole, one sign panel would face in a generally northerly direction and one sign panel facing in a generally southerly direction. The applicant is seeking relief from regulations governing freestanding signs, the height restriction, maximum sign area and billboards. The lots in question together contain approximately 27,017 square feet of land area.**

**THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.**

**THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.**

**ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.**

**LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.**

**PETER D. CARNEVALE, SECRETARY**

**(401) 680-5376**

**E-mail at [pcarnevale@providenceri.com](mailto:pcarnevale@providenceri.com)**

**FREE PARKING IS AVAILABLE AT THE BUILDING ACCESSIBLE  
FROM GREENE STREET.**

**YEAR 2013**

## **SCHEDULE OF MONTHLY MEETINGS**

**LOCATION OF MEETINGS (UNLESS OTHERWISE ANNOUNCED)**

**THE MAYOR JOSEPH A. DOORLEY MUNICIPAL BUILDING**

**FIRST FLOOR CONFERENCE ROOM**

**444 WESTMINSTER STREET, PROVIDENCE, RHODE ISLAND**

**(Free parking available at building accessible from Greene Street)**

**January, 2013 (no meetings)**

**Wednesday, February 6, 2013 at 5:30 P.M.**

**Wednesday, March 6, 2013 at 5:30 P.M.**

**Wednesday, April 3, 2013 at 5:30 P.M.**

**Monday, May 13, 2013 at 5:30 P.M.**

**Wednesday, May 1, 2013 at 5:30 P.M. rescheduled to May 22, 2013**

**Wednesday, June 5, 2013 at 5:30 P.M.**

**Tuesday, July 9, 2013 at 5:30 P.M.**

**Thursday, August 8, 2013 at 6:00 P.M. postponed to August 20, 2013 at 5:00 P.M.**

**Wednesday, September 11, 2013 at 5:30 P.M.**

**Wednesday, October 9, 2013 & Tuesday, October 22, 2013 at 5:30 P.M.**

**Wednesday, November 6, 2013 at 5:30 P.M.**

**Wednesday, December 4, 2013 at 5:30 P.M.**

**Any change in dates will be noticed in writing and/or by e-mail to the Office of the Providence City Clerk and the Office of the Rhode Island Secretary of State.**

**Meetings may be continued from day to day and time to time at the discretion of the Zoning Board of Review.**

**Peter D. Carnevale**

**Secretary**

**(401) 680-5376 or e-mail at [pcarnevale@providenceri.com](mailto:pcarnevale@providenceri.com)**

**Office location: 444 Westminster Street, Second Floor**

**Providence, Rhode Island 02903-3206**

**Free parking available at building accessible from Greene Street.**